



BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

Burgis Associates, Inc. was proud to assist Fort Lee Redevelopment Associates, LLC with their \$1 billion infill redevelopment effort of one of the most premiere sites in northern New Jersey. The site comprises a 16 acre property located directly south of the George Washington Bridge in the Borough of Fort Lee, New Jersey which has sat vacant for nearly fifty years awaiting redevelopment.

Upon completion, the project will become the tallest mixed use development throughout Bergen County. Consisting of two phases, the development will first feature two 47-story luxury residential high rises (known as the north towers) to be constructed within the eastern half of the property, as well as a 1.75 acre park, restaurant, museum, three-screen movie theater, and snack kiosk. The remaining western half of the development will include an additional 165,000 square feet of retail space, as well as 477 extra residential units, a 175-room hotel, and parking for 1,175 cars.

Burgis Associates, Inc. consulted with Fort Lee Redevelopment Associates, LLC and provided input in the design development that would serve as an attractive mixed-use center to complement Fort Lee's efforts to rejuvenate its downtown and kick-start a renaissance of the Borough. The firm provided the fiscal impact analysis of both the immediate north towers project and the subsequent commercial development.

The study utilized two scenarios – one featuring rental units, the second featuring condos – and calculated estimates of tax revenues to be generated for the municipality, its school district, and for the county as a whole on balance with the proposal's estimated population. The fiscal impact analysis demonstrated that, at each stage of the project, the proposed development would provide impressive financial benefits for the local and regional economy and could serve as the spark for the Borough's anticipated renaissance. This study along, along with community planning testimony, assisted in granting timely project approval.



Source: thecenteratfortlee.com



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HUDSON LIGHTS AT FORT LEE
BOROUGH OF FORT LEE, NEW JERSEY